

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**MARCH 11, 2004**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, March 11, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning at **12:30 P.M.**

1. Midtown Neighborhood Plan, presentation by Nalini Johnson.
2. Air-Quality and Transportation, presentation by Jamsheed Mehta and Health Department.
3. Approval of February 19, 2004 MAPC meeting minutes.

**❖ SUBDIVISION ITEMS**

**Items 4-1 to 4-7 may be taken in one motion unless there are questions or comments.**

4. Consideration of Subdivision Committee recommendations from the meeting of February 26, 2004. Ed Sunquist, Elizabeth Bishop, Bill Johnson, present. James Barfield, Bob Hernandez, David Wells absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 4-1 (SUB2004-10) Approved, vote 3-0; Agenda Item 4-2 (SUB2004-05) Approved, vote 2-1;  
Agenda Item 4-3 (SUB2004-08) Approved, vote 3-0; Agenda Item 4-4 (SUB2004-18) Approved, vote 3-0;  
Agenda Item 4-5 (SUB2004-15) Approved, vote 3-0; Agenda Item 4-6 (DED2004-01) Approved, vote 3-0;  
Agenda Item 4-7 (DED2004-02) Approved, vote 3-0;

**4-1. SUB2004-10 - One-Step Final Plat – WOODBOROUGH ADDITION, located on the east side of Woodlawn Boulevard, south of 21<sup>st</sup> Street North.**

**Engineer: AM Consulting, Inc.**  
**Acreage: 7.32**  
**Total Lots: 4**

**4-2. SUB2004-05 - Final Plat – TURKEY CREEK ADDITION, located on the north side of Pawnee and on the west side of 119<sup>th</sup> Street West.**

**Engineer: Baughman Company, P.A.**  
**Acreage: 96.5**  
**Total Lots: 193**

**4-3. SUB2004-08 - Final Plat – REED'S COVE THIRD ADDITION, located east of 127<sup>th</sup> Street East on the south side of 21<sup>st</sup> Street North.**

**Engineer: Baughman Company, P.A.**  
**Acreage: 54.77**  
**Total Lots: 50**

**4-4. SUB2004-18 - Final Portion of Overall Preliminary Plat – SOUTH HARBOR ADDITION, located north of 42<sup>nd</sup> Street North and west of Seneca.**

**Engineer:** Poe and Associates  
**Acreage:** 60.57  
**Total Lots:** 80

**4-5. SUB2004-15 - One-Step Final Plat – MUMMA HOMESTEAD ADDITION, located on the west side of 167<sup>th</sup> Street West and north of 45<sup>th</sup> Street North.**

**Engineer:** Terra Tech Land Surveying  
**Acreage:** 5.12  
**Total Lots:** 2

**4-6. DED2004-01 – Dedication of Access Control, for property located at the northeast corner of Maple and 135<sup>th</sup> Street West.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

**4-7. DED2004-02 – Dedication of Street Right-of-Way, for property located on the west side of Maize, south of Pawnee.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

**❖ PUBLIC HEARING — ZONING ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

5. Case No.: CON2004-06  
Request: Conditional Use for a neighborhood swimming pool and sport court on property zoned “SF-5” Single-family Residential  
General Location: Approximately 400 feet west of the intersection of Camden Chase and Rosemont  
Presenting Planner: Scott Knebel
6. Case No.: CON2004-05  
Request: Sedgwick County Conditional Use to allow a kennel for, boarding and breeding on property zoned “RR” Rural Residential  
General Location: At the southwest corner of 103<sup>rd</sup> Street South and Tyler Road  
Member City: Clearwater Planning Commission heard on March 2, 2004  
Presenting Planner: Bill Longnecker
7. Case No.: ZON2004-04  
Request: Sedgwick County Zone change from “RR” Rural Residential to “LI” Limited Industrial  
General Location: At the northwest corner of 127<sup>th</sup> Street and Highway 254  
Presenting Planner: Dale Miller
8. Case No.: ZON2004-05  
Request: Zone change from “GO” General Office and “NR” Neighborhood Retail to “LC” Limited Commercial

General Location:  
Presenting Planner:

South of Maple and west of 119<sup>th</sup> Street West  
Bill Longnecker

9. Case No.: ZON2004-03  
Request: Sedgwick County Zone change from “RR” Rural Residential to “SF-20” Single-family Residential  
General Location: At the northeast corner of Mt. Vernon and 311<sup>th</sup> Street West  
Member City: Garden Plain Planning Commission heard on March 10, 2004  
Presenting Planner: Dale Miller

## ❖ **PUBLIC HEARING — ZONING ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**Items 10-1 to 10-2 may be taken in one motion, unless there are questions or comments.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

- 10-1. **VAC2003-46 – Request to Vacate proposed platted access control, located on the east side of Ridge Road between University Avenue (south) and Maple Street (north), 352 South Ridge Road.**
- 10-2. **VAC2003-47 – Request to Vacate proposed platted access control, located on the east side of Ridge Road between University Avenue (south) and Maple Street (north), 326 South Ridge Road.**

## ❖ **PLANNING COMMISSION ITEMS**

11. Case No.: DR2004-03  
Request: The City of Maize seeks annexation of The Balmoral Briar Addition located west of 119<sup>th</sup> Street North and north of 29<sup>th</sup> Street North  
Presenting Planner: David Barber
12. 2004 Update to the Wichita-Sedgwick County Comprehensive Plan, Population and Employment Control Totals, presentation by Stephen Banks.
13. Other matters/adjournment.

**John L. Schlegel Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission**